



**Foxglove Way, Rudheath Northwich CW9 7XS**

**welcome to**

**Foxglove Way, Rudheath Northwich**

Found within a small sought after modern development set on the outskirts of Northwich this superb, extended detached family home comes to the market with NO ONWARD CHAIN and must be viewed to appreciate its location and indeed what it has to offer....



**Reception Hall**

**Living Room**

18' 7" x 12' 4" ( 5.66m x 3.76m )

**Dining Kitchen**

20' x 10' 3" ( 6.10m x 3.12m )

**Superb Family Media Room**

20' x 12' 2" ( 6.10m x 3.71m )

**Family Room/Study**

16' 2" x 8' 8" ( 4.93m x 2.64m )

**Utility Room**

6' 3" x 5' 5" ( 1.91m x 1.65m )

**Cloakroom W.C**

**First Floor Landing**

**Master Bedroom**

11' 6" x 10' 10" ( 3.51m x 3.30m )

**Master En Suite**

8' 8" x 4' 3" ( 2.64m x 1.30m )

**Guest Bedroom**

10' 11" x 8' 4" ( 3.33m x 2.54m )

**Guest En Suite**

8' 6" x 4' 11" ( 2.59m x 1.50m )

**Bedroom Three**

12' 3" x 7' 11" ( 3.73m x 2.41m )

**Bedroom Four**

8' 11" x 8' 9" ( 2.72m x 2.67m )

**Family Bathroom**

8' 9" x 7' 10" ( 2.67m x 2.39m )



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welcome to

## Foxglove Way, Rudheath Northwich

- Superb extended modern detached family home
- Sought after small modern development
- Ideally located close to amenities and canal-side walks
- Well presented throughout
- Spacious and flexible family living

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 250.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NRT108272 - 0004

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